

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, CITY HALL
May 28, 2013**

1. Present

Commissioners:

Bill Taylor, Chair
Carter Morris, Vice Chair (late in 6:02)
Curtis Seebeck
Chris Wood
Corey Carothers
Kenneth Ehlers
Travis Kelsey
Angie Ramirez
Randy Bryan (late in 6:35)

City Staff:

Kristy Stark, Development Services Assistant Director
Sam Aguirre, Assistant City Attorney
Francis Serna, Recording Secretary
John Foreman, Planning Manager
Emily Koller, Planner
Tory Carpenter, Planning Tech

Call to Order and a Quorum is Present.

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday May 28, 2013, in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

3. Chairperson's Opening Remarks.

Chair Taylor welcomed the audience and viewers.

NOTE: *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

4. Receive an update from staff regarding status of request for a Conditional Use Permit (CUP-13-13) at 216 North Street.

Emily Koller, Staff Planner advised the Commission that Mr. Katz has requested postponement of the item until the June 25th Planning Commission meeting in order to have more time to address the Commission concerns of a more complete business plan.

5. 30 Minute Citizen Comment Period

Earl Studdard thanked the Planning Commission for their time. Mr. Studdard commented on the Sessom project stating that he does not have a financial interest. He stated that he likes that the Sessom project does not require assistance and creates an instant tax base for the city, county and the school district. He added that he like the significant contributions that the applicant has proposed. Mr. Studdard explained that he has lived all over the country and San Marcos is missing close proximity apartment complexes near the University where students can ride their bikes or walk to campus.

Jay Hiebert addressed item 14 and said his concern is the abandonment on Peachtree Street. He explained if Casey is allowed to acquire the alley what happens to the easement and access of the 24' water main. He added that the utility department will need access to the easement.

Consent Agenda:

6. PC-13-02(03) (Final Plat, Thorpe Lane Apartments) Consider a request by MBC Engineers, on behalf of Casey Development, Ltd., for approval of a Final Plat for approximately 10.74 acres more or less out of the J.M. Veramendi Survey No. 2, located at 1220 Thorpe Lane together with associated Subdivision Improvement Agreement.

Chair Taylor pulled Item 6. PC-13-02_03 from the consent agenda.

Commissioner Morris recused himself from Item 6.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Kelsey, the Commission voted to approve Item 6, PC-13-02_03.

7. PC-13-04_03 (Final Plat, Lowman Ranch Subdivision Lots 5 and 5A, Section 1) Consider a request by Outlet West Investors Ltd for approval of a Final Plat for 5.42 acres more or less out of the E. Burleson Survey, together with associated Subdivision Improvement Agreement.

8. PC-13-15_02 (Preliminary Plat, Blanco Vista Tract D) Consider a request by CSF Civil Group, on behalf of Carma Blanco Vista, L.L.C. (Brookfield Residential), for approval of a Preliminary Subdivision Plat of Blanco Vista Tract D for approximately 11.561 acres, more or less, out of the William Ward League Survey No. 3, Abstract No. 467, for 50 residential lots located at Blanco Vista Boulevard and Trail Ridge Pass.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Morris the Commission approved on consent Item 7, PC-13-04_03 and Item 8, PC-13-15_02.

Public Hearings:

9. CUP 13-15 (105 Riviera Street) Hold a public hearing and consider a request by Eddie V. Gray for a Conditional Use Permit to allow an accessory dwelling unit at 105 Riviera Street.

Emily Koller, Staff Planner gave an overview of the project.

Chair Taylor opened the public hearing. Eddie Gray, owner stated he was available to answer questions or concerns. He stated that he has owned the house since 1976 and explained that the house will be moved closer to the river. Mr. Gray added that neighbors are in support of his request. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Wood and a second by Commissioner Ehlers the Commission voted 8-0 to approve CUP-13-15 with the conditions that the CUP is effective only upon the approval by the Zoning Board of Adjustments to allow the structure in the proposed locations, the accessory dwelling may not be rented separately from the main residence, the single-family occupancy restriction applies to the entire property and there shall be no separate utility meters. Commissioner Bryan was absent for the vote.

10. CUP-13-16 (Pappa Pasta's) Hold a public hearing and consider a request by Herlinda Lopez for renewal of a Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 2550 Hunter Road, Suite 1100.

Tory Carpenter, Planning Technician gave an overview of the project.

Chair Taylor opened the public hearing. Christopher Lopez, the applicant stated that they are a family restaurant and will continue to sell more food than alcohol. Mr. Lopez noted that he has provided the report to staff. He explained that they have not had any incidents in the four years in business and plan to keep the business the same. There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Ramirez and a second by Commissioner Kelsey the Commission voted 8-0 to approve CUP-13-16 with the conditions that the CUP shall be valid for one (1) year, provided standards are met, subject to the point system, the menus shall include the statement "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages.", the restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met, the primary entrance for the restaurant shall remain at least 200 feet from the primary entrance of the school and alcoholic beverages shall not be served earlier than 11 a.m. or later than 10 p.m. Commissioner Bryan was absent for the vote.

11. LUA-13-01 (Sessom Drive Multifamily Community) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney, and Buck Scheib, for an amendment to the Future Land Use Map from Low Density Residential (LDR) to Mixed Use (MU) for approximately 9.5 acres of land out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).

12. ZC-13-03 (Sessom Drive Multifamily Community) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney, and Buck Scheib, for an amendment to the Zoning Map from Single-Family Residential (SF-6) to Vertical Mixed Use (VMU) for approximately 9.5 acres of land out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).

13. PDD-13-01 (Sessom Drive Multifamily Community) Hold a public hearing and consider a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, Flo Wilks, Harriett Rainey, Christian and Diana Espiritu, Everette and Donna Swinney and Buck Scheib, for a PDD overlay district, with a base zoning of Vertical Mixed Use (VMU) for approximately 9.5 acres out of the Park Addition, First and Second Division, located at Sessom Drive at Loquat Street (a/k/a Pecan Street).

Commissioner Morris recused himself from Items 11, 12, 13 and 14.

John Foreman, Planning Manager gave an overview of the project.

Chair Taylor opened the public hearing.

Steve Drenner, Attorney with Winstead PC, Austin Texas was present on behalf of the applicant. Mr. Drenner gave a fifteen minute presentation.

Renee Hicks, attorney in Austin, TX was present on behalf of the Sessom Creek Neighborhood, Sierra Circle, Tanglewood Neighborhood Associations as well as other concerned citizens. Mr. Hicks spoke in opposition to the request and gave a fifteen minute presentation.

Dave Newman, Holland Street spoke in opposition to the request. He said that the applicants stand to profit from the development. He said that the Planning Department and the neighborhood are not in support of the project. Mr. Newman stated that the citizens are depending on the Commission to do the right thing and deny the request. He asked the Commission to save the creeks and the neighborhood. Mr. Newman added that they would like to maintain the quiet nature of the neighborhood and asked the Commission to give the people what they desire.

Diane Wassenich, 11 Tangelwood and representing the San Marcos River Foundation provided the Commission with the 2011 Engineering Review of Water Quality Issues Associated with the Proposed Casey Development report by Dr. Ross. Ms. Wassenich referred to page 4 and 5 of the report and pointed out that the report clearly states the problems with building apartments at Sessom Creek which flows down to the head of the river. She added that Ben Schwartz, Texas State, asked her to explain the bar graphs to the Commission. Ms. Wassenich explained that the developer shows they will remove 85% of the total TSS but are not talking about the 85% of TSS in the creek. She further explained that they are talking about the 85% of the increased pollution that they plan to cause. Ms. Wassenich asked that there be no rezoning until the City's Sessom Creek Study is complete that is currently underway.

Brian Dupree, 323 Sierra Circle said that the neighborhood can see the water tower from his back yard. He stated that there is huge traffic issue on RR 12 and Hughson. Mr. Dupree referred to the photos of the proposed development and stated that they do not reflect what will be developed because things change. He added that he has a three year old son and would like his son to grow up with at least small parkland and not an apartment complex. Mr. Dupree spoke in opposition to the request.

Natalie Butler of American Campus Communities stated they own The Retreat, Bishop Square, The Outpost and Sanctuary Lofts apartments. She informed the Commission that the industry is hurting to find potential leases. Ms. Butler provided the Commission with a 2012-2013 market study indicating the current leases and the number of leases available for apartment complexes in San Marcos. She added that the corporate office is very concerned with the market. She pointed out that she has been in the industry for 4 years. Ms. Butler stated that anyone can request the information and felt that the information is relevant to the request.

Scott Morris, 911 Cheatham said he has lived in San Marcos since 1986. Mr. Morris spoke in opposition to the request. He referred to the Land Development Code and explained the charge of the Commission. He encouraged the Commission to decline the request.

David Wendel referred to Mr. Drenner's example of apartments in Austin being in a great location as is the Sessom project near the University. Mr. Wendel explained that the Riverside project in Austin is a success because there are plenty of shopping areas and entertainment near the apartments. He pointed out that in San Marcos there is not enough retail to support the request. Mr. Wendell added that the Casey project is comparable in that it will cause traffic problems and will be built in the floodplain. Mr. Wendel spoke in opposition to the request.

Jay Hiebert, 209 Sierra Circle spoke about the 35 ft. cut and fill retaining wall. He said he was concerned about where the dirt will come from. He asked if everyone has driven down Sessom and notice the huge hole in the lane going toward Aquarena Springs Drive. Mr. Hiebert explained that the large trucks with dirt will drive up Sessom and will destroy many miles of San Marcos streets. He felt that the developer should be responsible to pay for the street reconstruction from the damage and the fill of the 35' crevasse.

Brian Van de Walle, 2218 Founder Drive, Cedar Park, Senior Traffic Engineer, Kimmel-Horn Engineering stated that they prepared the TIA's submitted for the request. He said they came up with improvements to mitigate the impacts. He pointed out that it is obvious that the traffic on Aquarena and Sessom is the issue. Mr. Van de Walle informed the Commission that they have been working with city and if staff is interested there are CAMPO funds that need local matching funds. He added that staff is interested in seeing modeling and if the project goes through they will proceed. Mr. Van de Walle stated he is available to answer traffic questions.

Steve Ramsey, Civil Engineer with Ramsey Engineering. He stated that the Sink Creek Water Protection has already been developed and there are no protects that have on site storm water protection. He explained that the project has proposed to go above what the Land Development Code requires. Mr. Ramsey pointed out that the single family proposal was not a guess and that he had submitted preliminary plat which was approved by the Commission. Mr. Ramsey added that data that has been provided regarding multifamily and single family is factual. He mentioned that the water quality does provide an improvement to the project. He said it is import to remember that the project is in the urban watershed. He felt that if they are going to comply with the City of Austin code requirements, we should not pick and choose what works for the city and which do not. Mr. Ramsey added that he was available to answer questions.

Frances Breihen, 111 W. Hillcrest said she has been a resident of San Marcos for 62 years. Ms. Breihen spoke in opposition to the request. She pointed out that there is an imbalance with student housing and the permanent housing in San Marcos. Ms. Breihen pointed out that the apartment complexes are changing the character of San Marcos. She felt that the Commission should bring control to developers that want to bring developments to San Marcos that are intolerable. Ms. Breihen commented that to destroy another green space is unthinkable. She asked the Commission to do the right thing and do not add another apartment complex in the wrong place. She added that the area is already overcrowded and a traffic problem.

Sharon O'Neil, 121 E. Hillcrest Drive said she have lived and worked in San Marcos for 35 years. She explained that she lives in the Sessom Creek Neighborhood which is a vibrant beautiful neighborhood. She stated that people have invested in their neighborhood. Ms. O'Neil pointed out that the owner of the remaining lot plans to build a home. She mentioned that Hillcrest is two blocks long with a lot of pedestrian activity with not much traffic. Ms. O'Neil expressed concerns regarding additional traffic into their neighborhood which will endanger the children playing in the street and people walking. She asked the Commission to be guided by the master plan and reject the proposal.

Clay Hollingsworth, 1108 Chestnut, said he has lived in San Marcos for almost six year. Mr. Hollingsworth spoke of the beauty of San Marcos. He felt that if people see the land as profit they will miss the beauty of San Marcos. He mentioned that people have not heard the sounds of Purgatory Creek and now will never because of the Wonder World extension. Mr. Hollingsworth added that development is inevitable but should be development to improve the quality of San Marcos. He stated he is not in opposition but is present to point out the unknown of the environmental impacts that the development will have on the property. He stated that the plan is flawed and it paves the way to future development.

Bridgett Phillips, 529 Harvey Street said that the donation of the 4 plus acres keeps coming up and asked the Commission not to consider the donation of the land. She felt that the developer should have included their request in the PDD. Ms. Phillips referred to the photos and asked how many trees will be removed and the height of the buildings. She asked the Commission to consider the apartment survey that was presented. Ms. Phillips asked the Commission if they are building a town for the citizens as a great college as its attribute or are we building a town for students and disregarding the desires of the citizens.

Ryan Rudnicki, 123 Ridgeway Drive, San Marcos said he was surprised that the comparison of San Marcos and San Antonio was brought up. He explained that he works at UTSA and felt that the comparisons are totally different. Mr. Rudnicki pointed out that there is a difference in parking requirements from the Code and the proposed PDD. Mr. Rudnicki compared the HEB parking lot to the apartment complex. He noted that the PDD lacks 120 parking spaces and the HEB has 125 parking spaces. Mr. Rudnicki commented that there is not enough parking and where will the visitors park. He added that folks from The Retreat also have discussed having parking issues. He asked the Commission to follow building and city codes.

Nico Ibanez, 310 Pat Garrison stated he is a recent graduate of Texas State. He said that he likes living near campus and the availability to walk to and from campus. He felt that the project is a great idea and spoke in support of the request.

Melissa Derrick, 109 Kathryn Cove said she attended the Parks Board meeting prior to attending the Planning Commission meeting. She explained that she heard Mr. Bishop speak about the parkland dedication and the attempt for the development to acquire abandonment. She found out that the current development does not fit within the boundaries of the property without the abandonments. Ms. Derrick said she felt that the donation of 4.6 acres is just an attempt to not require a super majority vote. She added that the entrepreneurs that spoke previously own a party bus and explained that people park in neighborhoods to load the bus. She pointed out that not having overflow parking is an issue.

Joan Berg, 1201 Thorpe Lane and her parents live on Mimosa Circle. She pointed out that people cannot walk safely because it is very dangerous. She added that students do not have anywhere to walk on Sessom and to add apartment buildings is very dangerous. Ms. Berg expressed her concerns with endangering the river. She felt that we should send the developer a message that we care about the river.

Jill Keith, 200 Roger Street asked the Commission to deny the project. She reminded the Commission that their job is to protect the citizens of San Marcos. She pointed out that several of the young people wearing yellow shirts did not know why they were wearing the shirts. She said that Mr. Casey had threatened to build cheap housing if the apartment complex didn't move forward. She felt that no builder would build lower standard housing. Ms. Keith asked if anyone has determined if there are any caves in the canyon. She mentioned that she asked Mr. Theriot if he would build this development in his front yard and Mr. Theriot did not respond. Ms. Keith reiterated her comments in Spanish.

Harriet Rainey, 328 Bluffcrest, San Antonio, Texas explained that her parents bought the property in discussion. Ms. Rainey stated that she is very confused with the cut and fill across Sessom because what they did was horrible. She said the retaining wall is very high and doesn't know how they are going to fill. Ms. Rainey said all she knew is what she witnessed. She is very interested in knowing what will happen if the development will not happen. She said she agrees that the green space is beautiful but pointed out that the property will not remain as green space for people to trespass. She said that the river has already been polluted by the development across from her property on Sessom.

Patrick Rose, 627 W. Hopkins pointed out that the sellers and buyers are known in the community and are well respected people. He felt that the project is better for the environment than building single family lots. Mr. Rose said that the tax base is staggering numbers and would benefit the community. He added that the University is growing and asked where we are going to put the students. Mr. Rose felt that the line of sight is not the issue. He mentioned that Sessom traffic is an issue today and will always be an issue. He said that the question today is what is the highest and best use of development is for the parcel because the property will be developed.

David Sergi, 904 Burleson Street stated that the old Master Plan and the new Master Plan does not call for this type of development. He added that spot zoning is also not allowed. He pointed out that the community has spent months approving a new master plan and they are about to change the master plan for the benefit of individual land owners. He pointed out that the master plan has identified appropriate properties for the desired development.

Ed Theriot, ETR Development Consulting, 401 Dryden, Buda, Texas explained that abandonment request that will be heard next on the agenda has been amended. He stated that they have agreed to remove a portion of Peachtree Street abandonment. Mr. Theriot explained that Locust and the alleyways were abandonment in the 1950's, however the documents are sketchy and not at the level that they would want. He added that the abandonment of Locust Street will be replaced with a connection to Peachtree Street to improve the access. He pointed out that in 2011 the city staff found that the request met the criteria for approval.

Sally Ploeger, 105 Canyon Road stated that from 1980-1995 she lived at 405 Sessom Drive and that the University did destroy the neighborhood. She added that she tried to stop the development and was in a legal battle from 1994-2008. Ms. Ploeger said that Ms. Rainey was correct in that the canyon was destroyed and they moved dirt at all hours of the day and night. She pointed out that Sessom Drive is too dangerous now and even in the 80's. Ms. Ploeger said it has never occurred while she lived in the neighborhood to her to walk across Sessom Drive.

Jim Garber, 104 Canyon Fork said that one of the basic principles of effective planning and zoning is putting the right thing in the right place. He explained there will be approximately 800 students that will make an estimated 3200-4000 trips a day across Sessom Drive. Mr. Garber noted that there are two bus stops on LBJ which students walk down LBJ between the hours of 9:30-2. He felt that Sessom cannot handle the pedestrian crossings and that there is not a sidewalk on one side of Sessom which will make it difficult for pedestrians. Mr. Garber pointed out that the development does not propose how they will handle the amount of traffic. He asked the Commission to place the right thing in the right place. He added that the Commission has a responsibility and their decisions affect the safety and wellbeing of citizens.

Jim Keith, 1001 Bishop stated that most trees shown on the aerial photos belong to him. Mr. Keith gave a brief description of the area. Mr. Keith spoke in support of the project and felt that the project will be good for the neighborhood. He felt that the 35' cut and fill will bring the area down to the level of Sessom Street. He said that the development can be a world class project. Mr. Keith said the property has eroded and the sewer line is being undermined with every rain and there is going to have to be some erosion mitigation as some time. He added that the neighborhood is continuing to change. People love the neighborhood because it is a great place to live. Mr. Keith pointed out that the river will be protected and feels that they can work together to meet the needs of hundreds of people in the future.

Patrick Duran, 110 W. Hillcrest Drive stated he lives in the neighborhood and will be impacted by the development. He pointed out that a gentleman that was wearing a yellow shirt stated that he was convinced and removed his shirt and left. Mr. Duran has been in San Marcos 21 years. He mentioned that he lives and works out of his home. He added that he can sit on his front porch and see the water tower. Mr. Duran provided the Commission with copies of photos taken from different views of the neighborhood. He pointed out that the development will impact the neighborhood.

Linda Hobson, 102 Canyon Fork spoke regarding the dangerous traffic on Canyon Fork. She explained that Canyon Road is a one lane road and people must be vigilant and prepared to give the right of way. Ms. Hobson said there are two blind spots and very dangerous. She pointed out that the increase of traffic from student will impact the safety of the neighborhood and students.

Kate Round, 110 Canyon Road said there will be an impact of the neighborhood and they are fighting for the protection of the beautiful green space. She asked the Commission to listen to the neighborhood and vote against the request.

Tom Wassenich, 11 Tanglewood said in his opinion there are way more apartments than necessary. Mr. Wassenich presented the statistics of the number of students and the number of apartment bedrooms available and under construction. The statistics presented projected that there are more bedroom units than necessary.

Lisa Prewitt, 619 North Street stated she has been a resident for 20 years and a local business owner for 16 years. Ms. Prewitt was the Co- Chair of Citizen Advisory Committee of the Comprehensive Master Plan which was approved several months ago. She pointed out that the master plan does not call for high density housing in the area. She felt that if the city guides the developers to build in undesignated areas we will continue to have a huge mess in San Marcos. Ms. Prewitt pointed out if we follow the plan San Marcos will have a healthy local economy and environment. She asked the Commission to stick to the old plan and allow the new plan to guide them. She asked if it is standard that a development gets approved without a Traffic Impact Analysis and ask the city to utilize some of the tax revenue they would receive if the development is approved. Ms. Prewitt asked the Commission to deny the project.

Paul Murray, 102 Barkley, Sessom Creek Neighborhood Representative, Community Member of ACT, Secretary Treasurer of the CONA, Certified Tester for the Texas Screen Team and Vice Chair of the Upper San Marcos Watershed Initiative at the Meadows Center said that the Meadow Center has completed the Spring Lake Water Quality study which showed that the urban areas around LBJ makeup a tiny minority of the watershed but a great portion of the bacteria that goes into the lake from the creek. He pointed out that we should not expect a decline in the suspended solids, bacteria and other pollutants into the river.

Charles O'Neil, 121 E. Hillcrest has been a resident of San Marcos for 35 years spoke briefly on traffic and Traffic Impact Analysis. He referred to the proposed parking spaces and number of trips per day. Mr. O'Neil pointed out that the problems will not only be on Sessom but include Sessom and Academy, Comanche and Holland streets. Mr. O'Neil pointed out that there is a lack of neighborhood traffic analysis because people will drive around the traffic into the neighborhoods. He asked the Commission to deny the request.

There were no additional citizen comments and the public hearing was closed.

MOTION: Upon a motion made by Commissioner Kelsey and a second by Commissioner Ramirez the Commission voted eight (8) for and zero (0) against to deny LUA-13-01, ZC-13-03 and PDD-13-01.

Non-Consent

14. A-13-01 (Sessom Drive Multifamily Community-Loquat Street, a/k/a Pecan Street, Locust Street and Peachtree Street) Consider a request by ETR Development Consulting, L.L.C., on behalf of Darren Casey Interests, to abandon streets and alleys in the Park Addition, First and Second Division, as follows: a 16 foot alley between lots 43 and 50 to the north and lots 41, 42, 51 and 52 to the south from Sessom Drive to Peachtree Street; a 16 foot alley between lots 39, 53, 56 and 61 to the north and lots 38, 54, 57 and 60 to the south from Sessom Drive to the northwest boundary of said Park Addition; Locust Street from Loquat Street (a/k/a Pecan Street) to the northeast corner of lot 50; Loquat (a/k/a Pecan) Street from Sessom Drive to Peachtree Street; and Peachtree Street from the southeast corner of lot 63 to the northwest corner of lot 50.

MOTION: Upon a motion made by Commissioner Bryan and a second by Commissioner Seebeck the Commission voted seven (7) for and one (1) against to deny A-13-01. Commissioner Wood dissenting.

15. Receive an update from Staff and discussion regarding a potential Extra-Territorial Jurisdiction Agreement with the City of Kyle.

John Foreman gave a brief update of the potential ETJ Agreement with the City of Kyle.

16. Development Services Report

a. Update from staff on implementation of Vision San Marcos.

Kristy Stark gave a brief update on the Comprehensive Master Plan.

17. Question and Answer Session with Press and Public. *This is an opportunity for the press and public to ask questions related to items on this agenda.*

There were no questions from the press and public.

18. Adjourn.

Chair Taylor adjourned the Planning and Zoning Commission at 9:58 p.m. on Tuesday, May 28, 2013.



Bill Taylor, Chair




Travis Kelsey, Commissioner



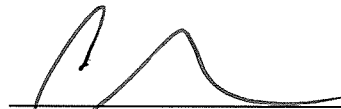
Chris Wood, Commissioner



Curtis Seebeck, Commissioner



Corey Carothers, Commissioner



Carter Morris, Commissioner



Kenneth Ehlers, Commissioner




Angie Ramirez, Commissioner



Randy Bryan, Commissioner

ATTEST:



Francis Serna, Recording Secretary

